

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

URSTADT BIDDLE PROPERTIES INC.)
Plaintiff,)
v.) CIVIL ACTION NO:
THOMAS DiBUONO d/b/a FLORAL FASHIONS) 09-CIV-1308 (SCR)
Defendants.)

JUNE 1, 2010

AFFIDAVIT OF ATTORNEYS FEES

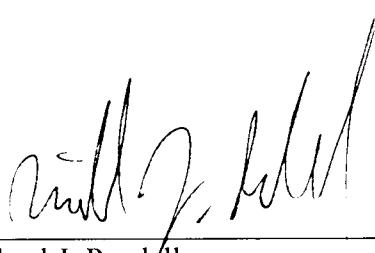
STATE OF CONNECTICUT)
ss: Hartford, Connecticut
COUNTY OF HARTFORD)

I, MICHAEL J. PENDELL being duly sworn, deposes and says:

1. I am over eighteen (18) years of age and believe in the obligations of an oath.
2. I am an associate at the law firm of Hinckley, Allen & Snyder LLP, Hartford, Connecticut, and I have personal knowledge concerning the facts herein.
3. Hinckley, Allen & Snyder LLP represents Urstadt Biddle Properties Inc. ("UBP")

in the above-captioned matter.

4. The attorneys' fees incurred in this case as of June 1, 2010, amount to \$12,011.00. See attached bill.



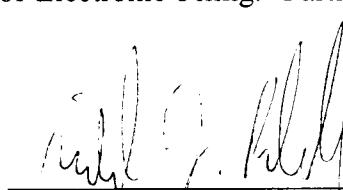
Michael J. Pendell

Subscribed and sworn to before me this _____ day of June 2010.

Notary Public
My Commission Expires:

CERTIFICATE OF SERVICE

I hereby certify that on June 1, 2010, a copy of the foregoing Affidavit of Attorneys' Fees was filed electronically and served by mail on anyone unable to accept electronic filing. Notice of this filing will be sent by e-mail to all parties of record by operation of the court's electronic filing system or by mail to anyone unable to accept electronic filing as indicated on the Notice of Electronic Filing. Parties may access this filing through the court's CM/ECF system.



Michael J. Pendell

HINCKLEY, ALLEN & SNYDER LLP

Client: 065366 Urstadt Biddle Properties Inc.

Services:

Date	Attorney / Legal Assistant	Description	Hours	Rate	Amount
14-Jan-2009	Allen	Review lease file; Correspondence with W. Biddle re additional lease documents; Telephone conference with W. Biddle re background; Review additional lease documents from J. Iarossi	1.00	270.00	270.00
16-Jan-2009	Hinton	Study and analysis of claims against tenant	0.80	270.00	216.00
29-Jan-2009	Allen	Review incoming correspondence from W. Biddle re settlement status/future strategy	0.20	270.00	54.00
29-Jan-2009	Hinton	Preparation of collection lawsuit	0.50	270.00	135.00
29-Jan-2009	Hinton	Updating status	0.30	270.00	81.00
29-Jan-2009	Cirilli	Review file and draft correspondence to investigator re: asset search on T. DiBuono	0.50	140.00	70.00
30-Jan-2009	Hinton	Preparation of lawsuit; Study of lease documents	0.30	270.00	81.00
30-Jan-2009	Pendell	Began drafting summons and complaint	0.30	160.00	48.00
02-Feb-2009	Pendell	Began drafting complaint	0.50	170.00	85.00
03-Feb-2009	Hinton	Review of Summons and Complaint	0.50	280.00	140.00
03-Feb-2009	Pendell	Drafted summons and complaint	1.00	170.00	170.00
04-Feb-2009	Allen	Correspondence with W. Biddle re request for additional file documents	0.20	280.00	56.00
04-Feb-2009	Hinton	Study and review of lease documents and draft summons and complaint	1.30	280.00	364.00
05-Feb-2009	Hinton	Further revisions to complaint based on Estoppel documents received from UBP; Study of asset search results	0.60	280.00	168.00
06-Feb-2009	Allen	Correspondence with W. Biddle re future litigation strategy	0.40	280.00	112.00
06-Feb-2009	Hinton	Implications of arbitration provision	0.60	280.00	168.00
09-Feb-2009	Allen	Correspondence with W. Biddle re corporate disclosure statement by UBP for Federal Court Complaint	0.40	280.00	112.00

HINCKLEY, ALLEN & SNYDER

Client: 065366 Urstadt Biddle Properties Inc.

Date	Matter	Attorney / Legal Assistant	Description	Time	Rate	Amount
09-Feb-2009	Hinton		Study and analysis of summons and complaint to be filed in Federal Court; Preparation of corporate disclosure statement and appearance	0.90	280.00	252.00
09-Feb-2009	Pendell		Correspondence with process server re: filing and service	0.20	170.00	34.00
09-Feb-2009	Pendell		Revise complaint and add jurisdictional grounds for federal court filing	1.20	170.00	204.00
09-Feb-2009	Pendell		Draft federal court summons; draft federal court appearances; draft civil cover sheet; draft Rule 7.1 disclosures; research filing fee; request filing fee from accounting	1.50	170.00	255.00
10-Feb-2009	Hinton		Review of Federal summons, complaint and civil cover sheet	0.40	280.00	112.00
10-Feb-2009	Pendell		Drafted letter to process server re: serving Thomas DiBuono with specific instructions	0.30	170.00	51.00
12-Feb-2009	Pendell		Correspondence with process server re: filing and service of process; prepped dockets for electronic filing as required by SDNY	0.50	170.00	85.00
13-Feb-2009	Pendell		Telephone correspondence with process server; e-filed papers as required by SDNY rules of practice	0.50	170.00	85.00
17-Feb-2009	Hinton		Study of electronic filing results form USDC - Southern District of New York; Scheduling Order and deadlines	0.60	280.00	168.00
18-Feb-2009	Hinton		Updating status of file	0.20	280.00	56.00
23-Feb-2009	Pendell		Review affidavit of service and filed same	0.30	170.00	51.00
24-Feb-2009	Hinton		Updating status of pleadings; Notice of Requirement to Submit Scheduling Order	0.40	280.00	112.00
24-Feb-2009	Pendell		Review scheduling order and calendar same	0.50	170.00	85.00
26-Feb-2009	Pendell		Draft initial disclosures	1.70	170.00	289.00
03-Mar-2009	Hinton		Review of Docket Report; Answer deadline is March 6, 2009	0.20	280.00	56.00
04-Mar-2009	Pendell		Correspondence with RCH re: answer	0.10	170.00	17.00

HINCKLEY, ALLEN & SNYDER

Client: 065366 Urstadt Biddle Properties Inc.

Date	Matter	Attorney / Legal Assistant	Description	Time	Rate	Amount
06-Mar-2009	Hinton		Study and analysis of Answer and Special Defenses; Research of 28 U.S.C. 1332 re claim that UBP is a "citizen" of New York	0.70	280.00	196.00
24-Mar-2009	Hinton		Study of court Order on discovery and case management conference; Review of Answer; Preparation for case management conference	1.90	280.00	532.00
27-Mar-2009	Hinton		Study and analysis of e-mail from tenant's lawyer re starting settlement discussions	0.50	280.00	140.00
30-Mar-2009	Allen		Review of Forbearance/Promissory Note	0.20	280.00	56.00
31-Mar-2009	Allen		Review incoming correspondence from W. Biddle re response to defendant's settlement inquiry; Correspondence with W. Biddle re same	0.20	280.00	56.00
01-Apr-2009	Hinton		Settlement strategy; Preparing settlement letter	0.80	280.00	224.00
02-Apr-2009	Hinton		Settlement strategy and letter	0.50	280.00	140.00
06-Apr-2009	Pendell		Drafted discovery requests	1.90	170.00	323.00
13-Apr-2009	Hinton		Study of draft discovery	0.50	280.00	140.00
13-Apr-2009	Pendell		Reviewed local rules re: service of discovery requests	0.40	170.00	68.00
05-May-2009	Hinton		Settlement proposal from plaintiff's counsel; Strategy and analysis	0.40	280.00	112.00
06-May-2009	Hinton		Settlement discussions; Study of e-mail from tenant's lawyer	0.30	280.00	84.00
07-May-2009	Hinton		Settlement discussions; E-mail from tenant's lawyer	0.20	280.00	56.00
11-May-2009	Hinton		Settlement negotiations; Study of reply from UBP; Forward same to plaintiff's lawyer	0.30	280.00	84.00
28-May-2009	Hinton		Updating status of pleadings; Settlement discussions	0.20	280.00	56.00
15-Jun-2009	Hinton		Drafting of General Release and Settlement Agreement	2.50	280.00	700.00
16-Jun-2009	Allen		Review and revise Settlement Agreement	0.40	280.00	112.00
16-Jun-2009	Hinton		Finalizing settlement agreement	0.40	280.00	112.00
17-Jun-2009	Hinton		Revisions to settlement agreement	0.50	280.00	140.00
18-Jun-2009	Hinton		Finalizing settlement agreement and schedule and forwarding to DiBuono's lawyer	0.70	280.00	196.00
24-Jun-2009	Hinton		Revisions to Settlement Agreement	0.40	280.00	112.00

HINCKLEY, ALLEN & SNYDER

Client: 065366 Urstadt Biddle Properties Inc.

Date	Matter	Attorney / Legal Assistant	Description	Time	Rate	Amount
26-Jun-2009	Allen		Review incoming correspondence from W. Biddle re settlement status; Correspondence with R. Hinton re status update to W. Biddle	0.20	280.00	56.00
29-Jun-2009	Hinton		Revisions to Settlement Agreement; E-mail to DiBuono's lawyer	1.80	280.00	504.00
13-Jul-2009	Hinton		Updating status of settlement and receiving finalized documents	0.30	280.00	84.00
30-Jul-2009	Hinton		Revision to settlement agreement	0.20	280.00	56.00
10-Aug-2009	Hinton		Settlement agreement and initial payment	0.30	280.00	84.00
11-Aug-2009	Hinton		Legal ramifications of receiving first monthly installment payment late- whether necessary to revise Settlement Agreement	0.30	280.00	84.00
17-Aug-2009	Hinton		Forwarding finalized settlement agreement to opposing counsel	0.20	280.00	56.00
02-Nov-2009	Hinton		Strategy re default of Settlement Agreement	0.50	280.00	140.00
11-Nov-2009	Hinton		Study of default; Research re procedure for obtaining uncontested judgment as a result of breach of settlement agreement	0.50	280.00	140.00
12-Nov-2009	Hinton		Default of settlement agreement	0.30	280.00	84.00
20-Nov-2009	Hinton		Preparing to move for judgment as a result of default	0.40	280.00	112.00
23-Nov-2009	Hinton		Updating status of default	0.20	280.00	56.00
23-Feb-2010	Hinton		Research of USDC procedure re defendant's failure to comply with Settlement Agreement; Preparation and filing of Motion for Entry of Judgment Due to Non-Compliance with Settlement Agreement	2.60	290.00	754.00
09-Apr-2010	Hinton		Cancellation of court status conference; Updating status of Motion for Judgment	0.30	290.00	87.00
09-Apr-2010	Pendell		Corresp. with court clerk re: hearing and motion for entry of judgment; corresp. with RCH re: same	0.40	180.00	72.00
16-Apr-2010	Hinton		Telephone call with Court Clerk re status conference and pending motion for judgment	0.30	290.00	87.00

HINCKLEY, ALLEN & SNYDER

Client: 065366 Urstadt Biddle Properties Inc.

Date	Matter	Attorney / Legal Assistant	Description	Hours	Amount	
26-Apr-2010	Allen		Review incoming correspondence from W. Biddle re litigation status; Correspondence with W. Biddle re litigation status	0.20	290.00	58.00
26-Apr-2010	Hinton		Strategy re next week's status conference; Inquiry as to why conference was necessary and why couldn't conference be conducted telephonically.	0.60	290.00	174.00
03-May-2010	Hinton		Continuance of status conference	0.40	290.00	116.00
04-May-2010	Hinton		Letter from tenant's lawyer	0.20	290.00	58.00
06-May-2010	Hinton		Case Management Conference rescheduling to 5/20/10	0.20	290.00	58.00
10-May-2010	Hinton		Scheduling of status conference	0.20	290.00	58.00
20-May-2010	Pendell		Attended hearing re: motion to enter judgment	5.50	180.00	990.00
21-May-2010	Pendell		Drafted proposed order and affidavit of attorneys' fees	0.90	180.00	162.00
Subtotal For: 0137947 Floral Fashions				49.80		*****
Total Hours				49.80	12011.00	